



# CITY OF MANSFIELD

1200 East. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Agenda

### City Council

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Monday, March 5, 2018

5:00 PM

Council Chambers

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#### REGULAR MEETING

1. **5:00 P.M. - CALL MEETING TO ORDER**

2. **RECESS INTO EXECUTIVE SESSION**

*Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.*

A. **Pending or Contemplated Litigation or to Seek the Advice of the City Attorney  
Pursuant to Section 551.071**

Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14

Seek Advice of City Attorney Regarding Construction Codes Board of Adjustments and Appeals

B. **Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real  
Property Pursuant to Section 551.072**

C. **Personnel Matters Pursuant to Section 551.074**

D. **Deliberation Regarding Commercial or Financial Information Received From or  
the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking  
to Locate, Stay or Expand in or Near the Territory of the City and with which the  
City is Conducting Economic Development Negotiations Pursuant to Section  
551.087**

3. **6:50 P.M. – COUNCIL BREAK PRIOR TO REGULAR BUSINESS SESSION**

4. **7:00 PM OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE  
INTO REGULAR BUSINESS SESSION**

5. **INVOCATION**

6. **PLEDGE OF ALLEGIANCE**

**7. TEXAS PLEDGE**

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State Under God; One and Indivisible"

**8. CITIZEN COMMENTS**

*Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from "personal criticisms."*

*In order to be recognized during the "Citizen Comments" or during a Public Hearing (applicants included), please complete a blue or yellow "Appearance Card" located at the entry to the City Council Chamber and present it to the Assistant City Secretary prior to the start of the meeting.*

**9. COUNCIL ANNOUNCEMENTS****10. STAFF COMMENTS**

*In addition to matters specifically listed below, Staff comments may include updates on ongoing or proposed projects and address of posted agenda items.*

**A. City Manager Report or Authorized Representative**

Current/Future Agenda Items

Barks and Rec 5K Update - Ann Beck

**11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION****12. CONSENT AGENDA**

*All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff's recommendation.*

**ITEMS TO BE REMOVED FROM THE CONSENT AGENDA**

[18-2644](#)

Ordinance - Second Reading of an Ordinance of the City of Mansfield, Texas, Approving A Tariff Authorizing an Annual Rate Review Mechanism ("Rrm") as A Substitution for the Annual Interim Rate Adjustment Process Defined by Section 104.301 of the Texas Utilities Code, and as Negotiated Between Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" Or "Company") and The Steering Committee of Cities Served by Atmos; Requiring The Company to Reimburse Cities' Reasonable Ratemaking Expenses; Adopting A Savings Clause; Determining That

This Ordinance Was Passed in Accordance With the Requirements of the Open Meetings Act; Declaring an Effective Date; and Requiring Delivery of This Ordinance to the Company and Legal Counsel for the Steering Committee

**Attachments:** [Ordinance](#)

[Exhibit A](#)

[Mid-Tex RRM Tariff](#)

[18-2645](#)

Resolution - A Resolution Awarding a Construction Contract for a Traffic Signal at Ragland Road/Matlock Road to Durable Specialties, Inc.; Authorizing and Directing the City Manager to Execute Contract Documents; and Authorizing Funding for an Amount Not to Exceed \$320,000.00 (Street Bond Fund)

**Sponsors:** Joe Smolinski and Bart VanAmburgh

**Attachments:** [Resolution](#)

[Matlock Ragland Bid Tabulations](#)

[Location Map Ragland Matlock Signal](#)

[18-2649](#)

Resolution - A Resolution Authorizing Funding in an Amount not to Exceed \$462,000 and Approval of Contract for Development Services with United Properties Southwest, LLC to Prepare Construction Documents for Infrastructure to Serve the MEDC Owned 170 Acre Parcel on Easy Drive; and Approving Contract Between MEDC, United Properties Southwest, LLC, and Pacheco Koch for Engineering Services.

**Sponsors:** Clayton Chandler and Scott Welmaker

**Attachments:** [Resolution](#)

[MEDC Three Party Agreement](#)

[UPS - MEDC Development Services Agreement](#)

[18-2650](#)

Resolution - A Resolution Awarding a Contract for the Upgrade/Replacement of the City Hall HVAC Control System and Authorizing Funding for an Amount Not to Exceed \$80,590.00 (General Fund)

**Sponsors:** Joe Smolinski and Andy Hale

**Attachments:** [Resolution](#)

[Information Packet](#)

**END OF CONSENT AGENDA**

**13. PUBLIC HEARING AND FIRST READING**

[18-2643](#)

Ordinance - Public Hearing and First Reading on an Ordinance Approving a Change of Zoning From C-2 Community Business District to PD Planned Development District for C-2 Uses on Approximately 1.252 Acres Located at 2000 FM 157; Christopher Tran, 2000 Walnut Plaza LLC (ZC#18-002)

**Sponsors:** Joe Smolinski and Lisa Sudbury

**Attachments:** [Maps and Supporting Information](#)

[ZC#18-002 - ORDINANCE](#)

[Exhibit A](#)

[Exhibits B - C](#)

[Letter from Applicant](#)

#### 14. **NEW BUSINESS**

[18-2651](#)

Resolution - A Resolution of the City of Mansfield, Texas Authorizing the Execution of an Annexation and Development Agreement by and Between the City of Mansfield and Larry D. Stagner and Wife Teresa D. Stagner for the Development of a Residential Subdivision

**Sponsors:** Bart VanAmburgh and Joe Smolinski

**Attachments:** [Resolution and Development Agreement](#)

[Stagner Property Map](#)

[18-2646](#)

Resolution - A Resolution of the City of Mansfield, Texas, Initiating Annexation Proceedings, Setting Public Hearing Dates and Providing for the Preparation of a Service Plan for Approximately 36.144 Acres in Johnson County, Texas, Generally Located South of Ellis Street and East of Hardy Street; (ZC#18-005)

**Sponsors:** Joe Smolinski and Lisa Sudbury

**Attachments:** [Resolution initiating annexation proceedings](#)

[Exhibit A](#)

[Stagner-annexation petition signed](#)

[Draft Service Plan](#)

#### 15. **ADJOURN**

**CERTIFICATION**

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the March 5, 2018 Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on Friday, March 2, 2018 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

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Susana Marin, Acting City Secretary

Approved as to form:

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City Attorney

DATE OF POSTING: \_\_\_\_\_ TIME: \_\_\_\_\_ am/pm

DATE TAKEN DOWN: \_\_\_\_\_ TIME: \_\_\_\_\_ am/pm

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 473-0211 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs. PLEASE SILENCE ALL PAGERS, CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.